

FORTRESS DD DSCR				
Max LTV / CLTV's		> = 1.15 DSCR		
Credit Score	Loan Amount	Purchase	R/T Refinance	Cash-Out Refinance
740+	<= \$1,000,000	75	70	70
	1,000,001 - 1,500,000	70	70	65
	1,500,001 - 2,000,000	70	65	65
720-739	<= \$1,000,000	75	70	65
	1,000,001 - 1,500,000	65	65	65
700-719	<= \$1,000,000	70	65	60
	1,000,001 - 1,500,000	65	60	60
	1,500,001 - 2,000,000	60	60	60
680-699	<= \$2,000,000	60	60	60
Max LTV / CLTV's		1.00 - 1.14 DSCR		
Credit Score	Loan Amount	Purchase	R/T Refinance	Cash-Out Refinance
720+	<= \$1,000,000	70	60	55
	1,000,001 - 1,500,000	60	55	55
	1,500,001 - 2,000,000	55	N/A	N/A
700 - 719	<= \$1,000,000	60	60	55
	1,000,001 - 1,500,000	60	N/A	N/A
	1,500,001 - 2,000,000	55	N/A	N/A
680-699	<= \$1,000,000	60	N/A	N/A
	1,000,001 - 1,500,000	60	N/A	N/A
	1,500,001 - 2,000,000	55	N/A	N/A
Max LTV / CLTV's		< 1.00 DSCR		
Credit Score	Loan Amount	Purchase	R/T Refinance	Cash-Out Refinance
720+	<= \$1,000,000	60	55	55
	1,000,001 - 1,500,000	60	55	55
	1,500,001 - 2,000,000	55	55	55

Property Type Restrictions
Max LTV - 70% Condo & 2-4 Units
State Restrictions
Max LTV - 70% IL & NJ

General Requirements							
	Product	Qualifying Rate	Term	I.O. Term	Amortization Term	Index	Caps
Product Type	5/1 ARM	Greater of Fully Indexed or Note Rate	360	N/A	360	1 Yr Libor	2/2/5
	5/1 ARM I.O.	Greater of Fully Indexed or Note Rate	360	120	240	1 Yr Libor	2/2/5
	7/1 ARM	Greater of Fully Indexed or Note Rate	360	N/A	360	1 Yr Libor	5/2/5
	7/1 ARM I.O.	Greater of Fully Indexed or Note Rate	360	120	240	1 Yr Libor	5/2/5
	15 Year Fixed	Note Rate	180	N/A	180	N/A	N/A
	30 Year Fixed	Note Rate	360	N/A	360	N/A	N/A
	30 Year Fixed I.O.	Note Rate	360	120	240	N/A	N/A
Interest Only	No restriction						
Loan Amounts	Minimum \$100,000 - Max \$2,000,000						
Loan Purpose	Purchase, Rate / Term, Cash-Out						
Occupancy	Investment						
Eligible Property Types	Single Family Dwellings 2-4 Units FNMA Warrantable Condos PUD's			Modular Homes Properties w/ <= 5 acres Leaseholds (in areas where leaseholds are common)			
Ineligible Property Types	Mixed Use Properties Vacant land or land development properties Properties not readily accessible by roads Properties not suitable for year-round occupancy Agricultural properties: Farms, Ranches, Orchards Rural Properties Manufactured or Mobile Homes Condo-hotels or co-op/timeshare hotels Fractional Ownership			Non-Warrantable Condos Boarding houses or bed / breakfast properties Properties with zoning violations Dome or geodesic homes Assisted living facilities Homes on Native American land (reservations) Log Homes Houseboats Properties used for cultivation, distribution, manufacture or sale of marijuana			

Appraisals	<p>Appraisals should be dated no more than 120 days prior to the note date Properties with condition ratings of C5 and C6 and/or a quality rating of Q6 are not allowed</p> <p>2nd Appraisal: A second appraisal is required when the loan amount is greater than \$1.5MM and/or the transaction is a flip When a 2nd appraisal is required, value is based on the lower of the two (2) values. 2nd appraisal must be from a different company and appraiser than the first appraisal.</p>
Appraisal Review Product	<p>CDA from Clear Capital A field review or a second appraisal is also acceptable Appraisal must be submitted to Collateral Underwriter (CU); an eligible score of 2.5 or less is required If the CDA reflects a value of more than 10% below the appraised value, if CDA does not provide a value or the CU score exceeds 2.5 - A field review or a second appraisal is required.</p>
Financed Properties	<p>Max of 20-financed properties including subject property 2-months reserves added for each financed property, total reserve requirement capped at 12 months Newfi exposure to a single borrower shall not exceed \$5MM or six (6) properties</p>
Cash-Out	Max Cash \$300,000, FL Condos Not Eligible, IL, NJ Not Eligible
1st Time Investor	Not Allowed
Escrows	Taxes and insurance escrows are required for all loans
Loan Amount < 150k	Max LTV 55%

Income Requirements	
Income	<p>No proof of income required The employment section of the 1003 should be completed including a valid phone number. No further verification is required.</p>

Underwriting Requirements	
Credit Score	Middle of 3 scores or lower of 2
Housing History	0x30x12
Credit History	Foreclosure, Short Sale, Deed in Lieu, Any BK - 48 months seasoning
Tradelines	3 tradelines reporting for a minimum of 12-months, with activity in the last 12-months, or 2 tradelines reporting for a minimum of 24-months, with activity in the last 12-months

DSCR	Gross income/PITIA (PI using the note rate rather than fully indexed. Use ITIA for I.O. loans) Gross Income: Lower of estimated market rent from form 1007 and monthly rent from an existing lease (If lease amount is higher, may be utilized with 2-months proof of receipt) All refinance transactions require property to be leased
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Assets	
Reserves	6-months PITIA Loan Amounts > \$1.5MM = 9 months PITIA 2-months additional for each financed property, total reserve requirement capped at 12-months PITIA Cash-out proceeds may not be used to satisfy reserve requirement
Funds to Close / Assets	Account Statements should cover most recent 60-day period VOD should be dated within 30 days of loan application date Stocks/Bond/Mutual Funds - 100% of stock accounts can be considered Vested Retirement Account funds - 60% may be considered Non-vested or restricted stock accounts are not eligible
Gift Funds	Not Allowed
Document Age	60-days

Prepayment Penalty	
Prepayment Penalty	Prepayment Periods Up to 5-Years Allowed
	PPP not allowed in AK, KS, MI, MN, NM, OH, and RI
	PPP not allowed on loans vested to individuals in IL and NJ
	PPP not allowed on loan amounts less than \$260,404 in PA
	Only declining prepayment penalty structures allowed in MS

COVID	
PPP Loan	A business that has obtained a PPP loan is not prohibited from loan program. An analysis of the most recent bank statements, both standard doc and bank statement doc types, must support ongoing sales activity. The sales activity, deposits, must support the qualifying income.